

(REVIEW APPRAISAL FEE SCHEDULE (January 1, 2008))

REVIEW APPRAISAL TYPE

Waiver Valuation		\$155.00									
Appraisal Review Reports to Include: all processes, procedures and observations to complete an Appraisal Review Report per Scope of Work assignment, based on Federal Highway Administration rules and regulations and the INDOT Appraisal Manual; includes Scope of Work; Sales Comparison Approach for land value before; includes one approach to value (improved) before and after for short forms, long forms or narratives; includes leasehold interest analysis, includes listing of personality and realty items; includes access rights; includes intent to acquire letter; includes time in ordering and analyzing cost to cure items; includes owner contacts; includes corrections of appraiser's work and reviewer's; (PER) presently existing right of way; photos of the subject property exterior front, back, and sides, interior photos of every room and approximate area of taking, all land improvements in taking, (3.5" X 5" minimum photo size); plan sheet of subject property; aerials of the site; locator maps; zoning of the subject property, verification of title ownership in Auditor's office; a copy of the Assessor's card; verification of property tax information and current payment information; estimated setback of improvements on damaged properties; confirmation of 911 address for property location; electronic copies of reports; 1 original report copy, one green report copy and 3 additional copies of the report; review of parcel owner's market data; review of FF&E appraisals; provide relocation breakout; etc.											
TOTAL TAKE SHORT FORM / MARKET APPROACH		RESIDENTIAL \$800.00			COMMERCIAL \$1,575.00						
FORM TYPE	FORM WITH ONE LAND TYPE; ONE IMPROVED APPROACH; etc.	ADDITIONAL LAND TYPE (EACH)	TEMPORARY R/W & PERPETUAL R/W (Each Group)	EXCESS LAND VALUE (All)	COST To CURE (each category)	ALL LAND IMPROVEMENTS TAKEN (lawn, trees, shrubs, bushes, fence, other landscape items etc concrete, asphalt, drives, parking, curbing; residential mini barns, etc.)	BUILDING. IMPROVEMENT TAKEN (each; secondary / attached ancillary buildings / garages, agricultural barns, not MINI barns, etc.)	ADDITIONAL APPROACH (EACH) Cost Approach, before and after; Income Approach, before and after;	TRAVEL PER PARCEL OVER 50 MILES FROM OFFICE (as determined by Delorme mapping system)	DAMAGES	
										LAND	BUILDINGS
VALUE FINDING	\$400.00	\$135.00	\$55.00	\$55.00	\$90.00	\$135.00	\$60.00	\$135.00	\$150.00	\$135.00	
SHORT FORM	\$675.00	\$270.00	\$55.00	\$55.00	\$90.00	\$145.00	\$60.00	\$135.00	\$150.00	\$135.00	\$112.50
LONG FORM RESIDENTIAL	\$765.00	\$335.00	\$55.00	\$55.00	\$90.00	\$155.00	\$115.00	\$135.00	\$150.00	\$270.00	\$270.00
LONG FORM OR NARRATIVE AGRICULTURAL	\$1,080.00	\$335.00	\$55.00	\$55.00	\$90.00	\$180.00	\$115.00	\$135.00	\$150.00	\$270.00	\$270.00
LONG FORM OR NARRATIVE MULTI-FAMILY	\$1,485.00	\$335.00	\$55.00	\$55.00	\$90.00	\$225.00	\$225.00	\$200.00	\$150.00	\$270.00	\$540.00
LONG FORM OR NARRATIVE COMMERCIAL	\$2,250.00	\$335.00	\$55.00	\$55.00	\$115.00	\$225.00	\$225.00	\$270.00	\$150.00	\$540.00	\$1,080.00
LONG FORM OR NARRATIVE INDUSTRIAL	\$2,250.00	\$335.00	\$55.00	\$55.00	\$115.00	\$225.00	\$225.00	\$270.00	\$150.00	\$540.00	\$1,080.00
LONG FORM OR NARRATIVE SPECIAL PURPOSE	\$2,250.00	\$335.00	\$55.00	\$55.00	\$115.00	\$225.00	\$225.00	\$270.00	\$150.00	\$540.00	\$1,080.00
SIGN / SPECIAL APPRAISALS		Sign Purchase/ Short Form / Sales Comparison and Income Approaches \$1,350.00-\$1,575.00					Excess Land Market Approach: \$810.00				
Appraisal Problem Analysis Includes: all processes, procedures and observations to complete an Appraisal Problem Analysis per Scope of Work assignment, based on Federal Highway Administration rules and regulations and the INDOT Appraisal Manual; including Scope of Work; photos of the subject property and approximate area of taking (3.5" X 5" minimum photo size); plan sheet of subject property; aerials of the site; locator maps; zoning of the subject property; Verification of title ownership in Auditor's office; a copy of the Assessor's card; verification of property tax information and current payment information; estimated setback of improvements on damaged properties; confirmation of 911 address; electronic copies of reports; intent to acquire letter; 1 original report and 2 copies of the report; etc.											\$200.00

Review Appraisal fees are set by INDOT Review Appraisers or Supervision when the APA is completed.